

MCAS BEAUFORT SUSTAINABLE RANGES BRIEF



***MCAS BEAUFORT COMMUNITY PLANS
AND LIAISON OFFICE (CP&L)***

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Report Documentation Page

Form Approved
OMB No. 0704-0188

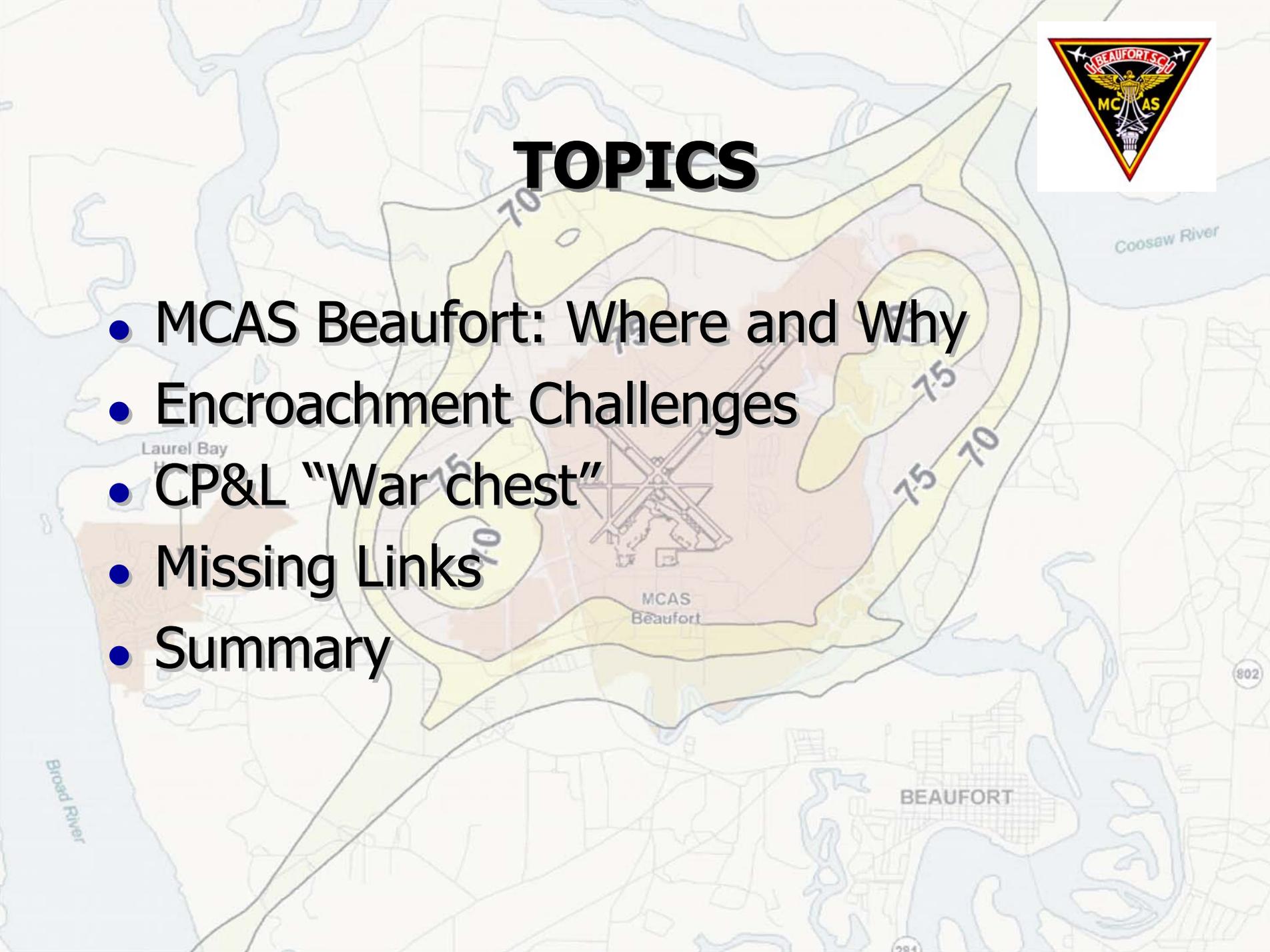
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1. REPORT DATE 01 AUG 2004		2. REPORT TYPE N/A		3. DATES COVERED -	
4. TITLE AND SUBTITLE MCAS Beaufort Sustainable Ranges Brief				5a. CONTRACT NUMBER	
				5b. GRANT NUMBER	
				5c. PROGRAM ELEMENT NUMBER	
6. AUTHOR(S)				5d. PROJECT NUMBER	
				5e. TASK NUMBER	
				5f. WORK UNIT NUMBER	
7. PERFORMING ORGANIZATION NAME(S) AND ADDRESS(ES) MCAS Beaufort Community Plans and Liaison Office (CP & L)				8. PERFORMING ORGANIZATION REPORT NUMBER	
9. SPONSORING/MONITORING AGENCY NAME(S) AND ADDRESS(ES)				10. SPONSOR/MONITOR'S ACRONYM(S)	
				11. SPONSOR/MONITOR'S REPORT NUMBER(S)	
12. DISTRIBUTION/AVAILABILITY STATEMENT Approved for public release, distribution unlimited					
13. SUPPLEMENTARY NOTES See also ADM002111. Department of Defense Conservation Conference. Held in Savannah, Georgia on August 22-27, 2004, The original document contains color images.					
14. ABSTRACT					
15. SUBJECT TERMS					
16. SECURITY CLASSIFICATION OF:			17. LIMITATION OF ABSTRACT	18. NUMBER OF PAGES	19a. NAME OF RESPONSIBLE PERSON
a. REPORT unclassified	b. ABSTRACT unclassified	c. THIS PAGE unclassified			



TOPICS

- MCAS Beaufort: Where and Why
- Encroachment Challenges
- CP&L "War chest"
- Missing Links
- Summary

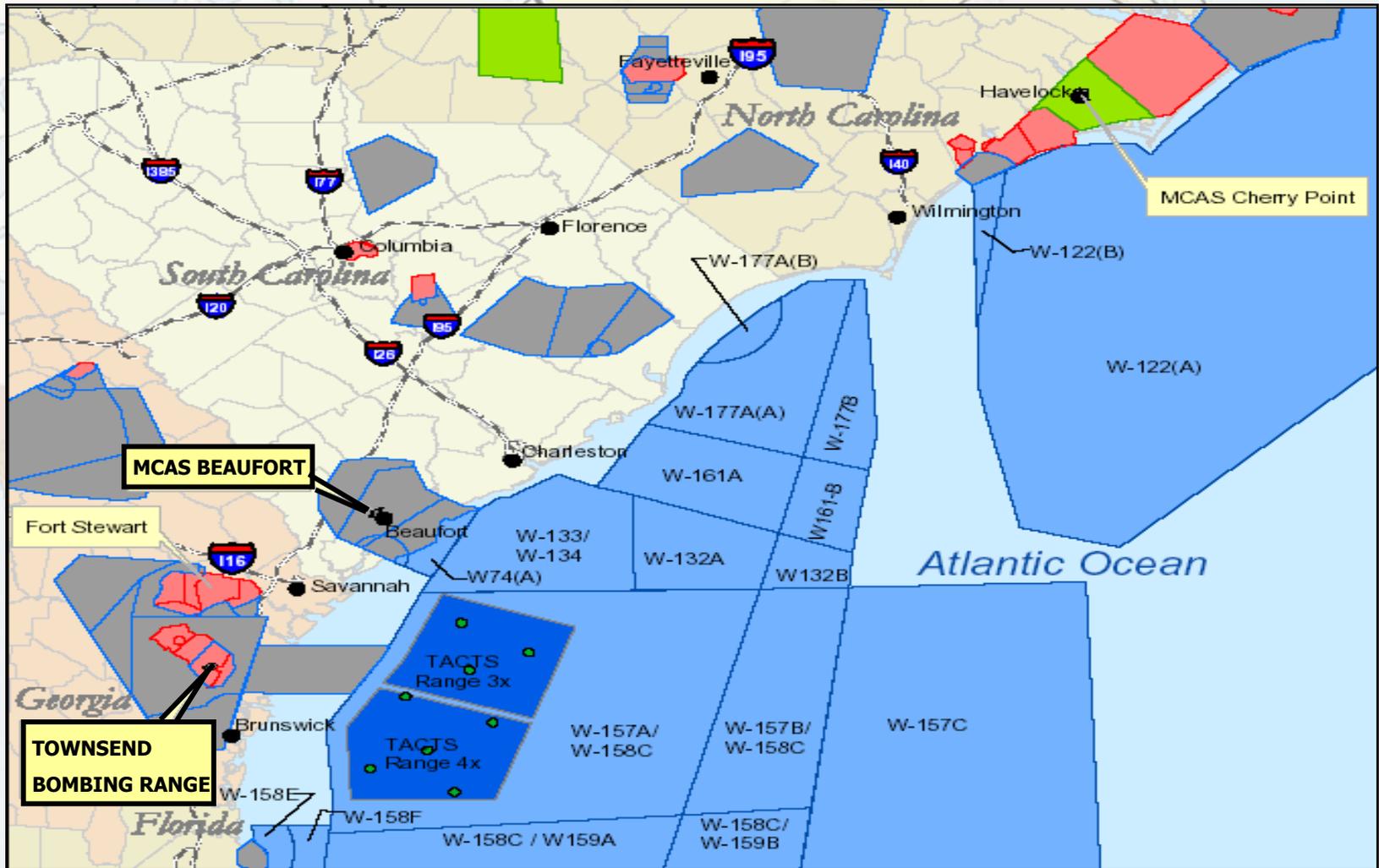


Commissioned Naval Air Station Beaufort in 1943 Marine Corps Air Station Beaufort since 1961



“MCAS Beaufort’s mission is to administer assigned personnel, to maintain and operate facilities, and to provide services, training and material support operations for a Marine Air Group as well as Tenant Command Activities designated by the Commandant of the Marine Corps, in coordination with the Chief of Naval Operations”

MCAS BEAUFORT COMPLEX





MCAS BEAUFORT OVERVIEW

- **MCAS Beaufort** 5,700
- **Laurel Bay Housing** 1,064
- **Townsend Range** 5,183
- **Total Acres** 12,547
- **Two Runways** 12,200 FT
8,000 FT
- **Ranges**
 - ◆ **Townsend Bombing Target**
 - ◆ **TACTS (Air to Air) Range**
 - ◆ **Small Arms Range**
- **Current Plant Value** \$667Mil
- **"Liquid" Assets** \$6.2Bil





MCAS Beaufort

Economic Contributions

- **MCAS is a major catalyst to local and regional economy with 4,753 employees (military and civilian)**
- **\$ 122.5 mil in salaries (military)**
- **\$ 20.5 mil in salaries (civilian)**
- **\$ 17.3 mil in fuel**
- **\$ 36.2 mil in materials and services**
- **\$ 5.5 mil in utilities**
- **\$ 26.0 mil per yr/for next 5yr PPV**
- **\$ 222.8 mil total economic impact**



MCAS BEAUFORT

MAJOR TENANT UNITS

- **MAG-31**
 - Seven VMFA F/A-18 Aircraft Squadrons (94 A/C)
 - **MALS-31**
 - ❖ MAG-31 aircraft and engine maintenance
 - ❖ Marine Reserves engine maintenance
 - ❖ MCR NAS Atlanta
 - ❖ MCR Andrews AFB
 - ❖ Blue Angels Demonstration Team
- **MWSS-273**
 - Expeditionary Combat Engineers
- **Navy**
 - Two VFA F/A-18 Aircraft Squadrons (24 A/C)
 - Medical / Dental Services and Chaplains

What is the growth rate in Beaufort County?



- **Fastest growing county in South Carolina**

1950 population	27,000
1960 population	39,000
1970 population	50,000
1980 population	65,400
1990 population	86,400
2000 population	120,900
2020 projected	220,000



Encroachment Warning Signs

- **2000 Census– Population Growth in AICUZ footprint same rate as county**
- **Robust Road Expansion**
- **Real Estate Boom**
- **Noise Related Law Suits**

GROWTH!



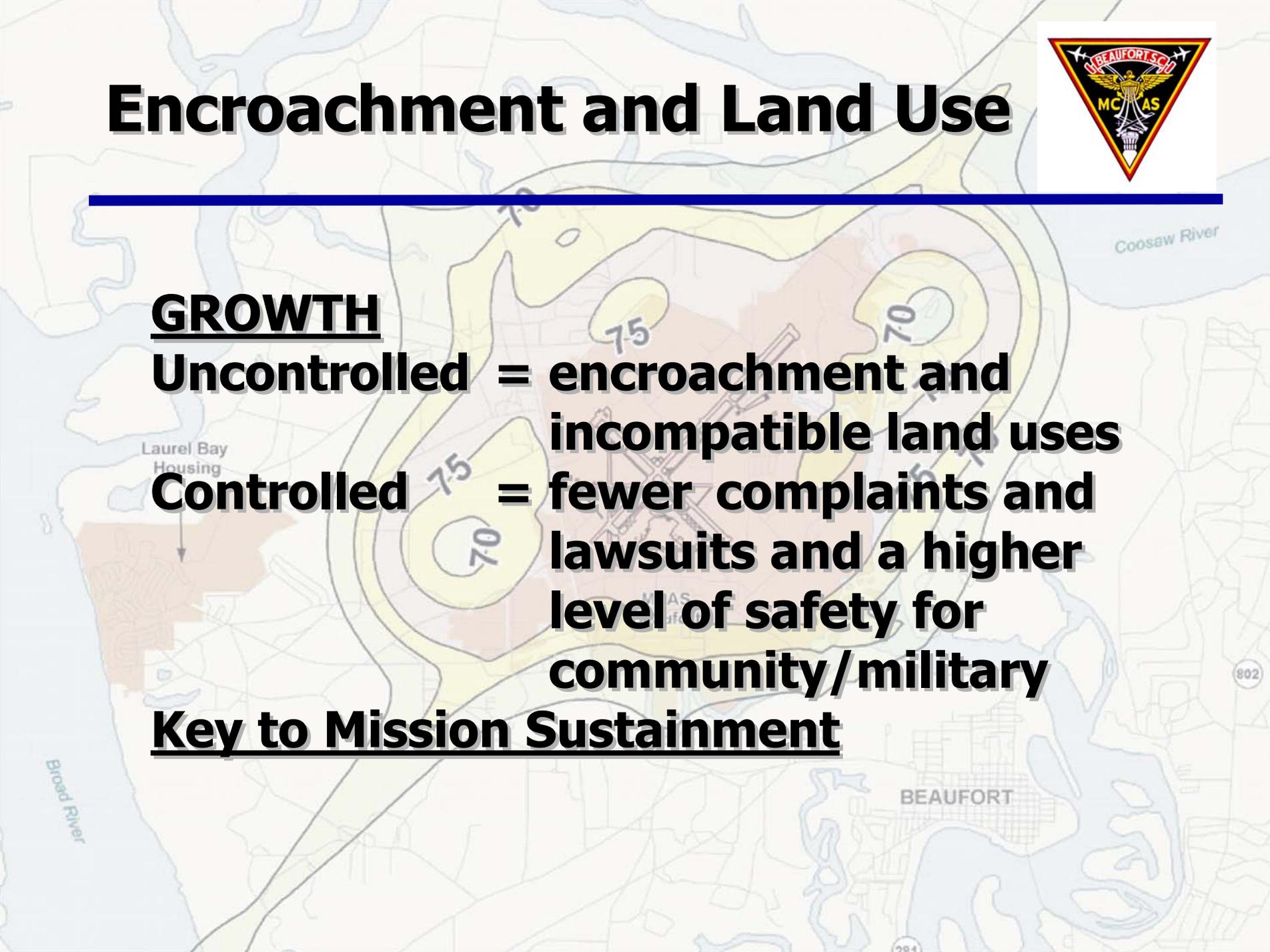
Encroachment and Land Use

GROWTH

Uncontrolled = encroachment and incompatible land uses

Controlled = fewer complaints and lawsuits and a higher level of safety for community/military

Key to Mission Sustainment





ENCROACHMENT STRATEGIC ELEMENTS

- **Community Plans and Liaison Office**
Public and Gov't Engagement
- **AICUZ (Air Installation Compatible Use Zone)**
- **JLUS (Joint Land Use Study)**
- **Land Partnering Initiatives**
- **MILCON Land Acquisition**



COMMUNITY PLANS AND LIAISON

- **CP&L established May 2003**
- **Implements sustainment strategies through effective community outreach and education and by recommending and executing compatible land use strategies.**
- **CP&LO is a 2-Person Office**
CP&L Officer: LtCol Noonan
CP&L Deputy: GS-13 Bruce Jackson

AICUZ Plan Expectations



Ensure the continuation and integrity of the MCAS Beaufort military mission by protecting the operational capabilities (and investment) of the installation and the health, safety, and welfare of the civilian and military communities



What is AICUZ?

- **Air Installation Compatible Use Zone**
- **Program started in the 1970's by the Department of Defense to balance the need for aircraft operations and community concerns**

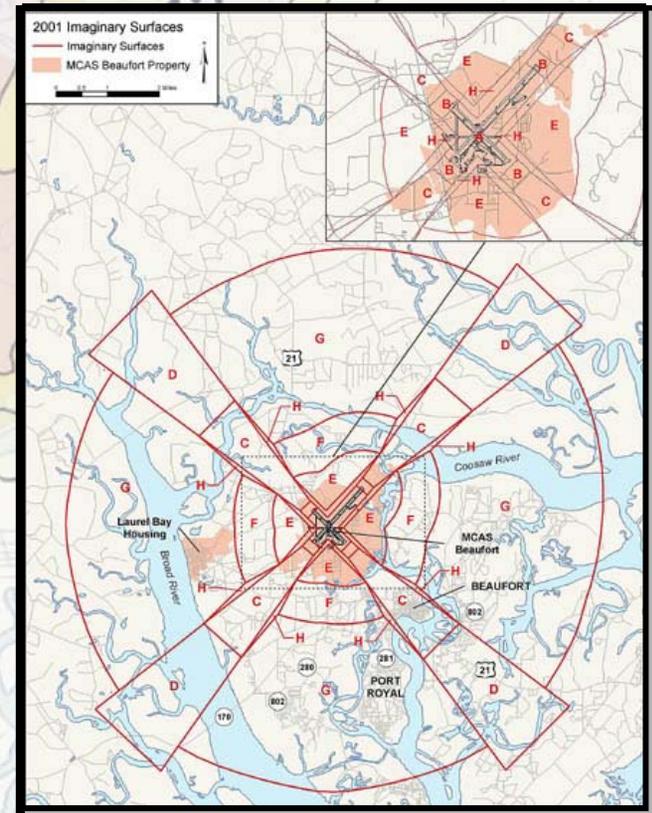
“to protect the public's health, safety, and welfare, and to prevent civilian encroachment from degrading the operational capacity of military air installations”

THE PLAN!

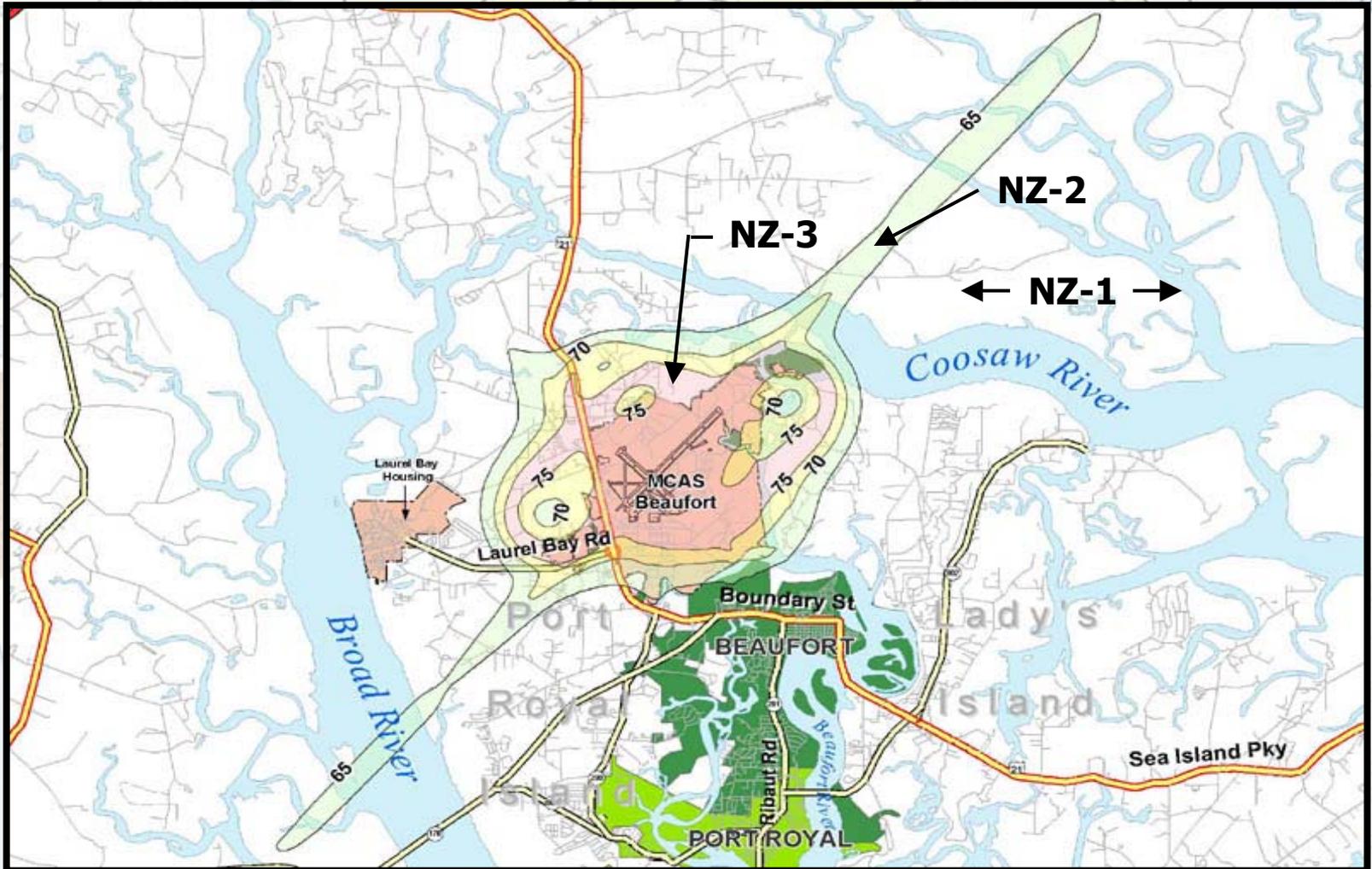


What does the AICUZ Plan do?

- **Recommends a strategy for community land uses that are compatible with:**
 - ◆ **airfield operations**
 - ◆ **noise levels**
 - ◆ **accident potential zones,**
 - ◆ **flight clearance requirements**



MCAS Beaufort Noise Zones (2007 PROJECTED)



MCAS Beaufort Accident Potential Zones



What are suitable land uses in APZs?



Land Use	Land Use Compatibility with APZs		
	Clear Zone	APZ 1	APZ 2
Single-family, residential	Incompatible	Incompatible	Conditionally Compatible
Multi-family residential (1 or more dwellings per acre)	Incompatible	Incompatible	Incompatible
Assembly areas, churches, auditoriums	Incompatible	Incompatible	Incompatible
Schools	Incompatible	Incompatible	Incompatible
Office, retail	Incompatible	Conditionally Compatible	Conditionally Compatible
Manufacturing/industrial	Incompatible	Conditionally Compatible	Incompatible
Outdoor parks and recreation	Incompatible	Conditionally Compatible	Incompatible

Legend



JLUS OVERVIEW



Broad River

Laurel Bay Housing

75

Coosaw River

BEAUFORT

802

284

JOINT LAND USE STUDY (JLUS)

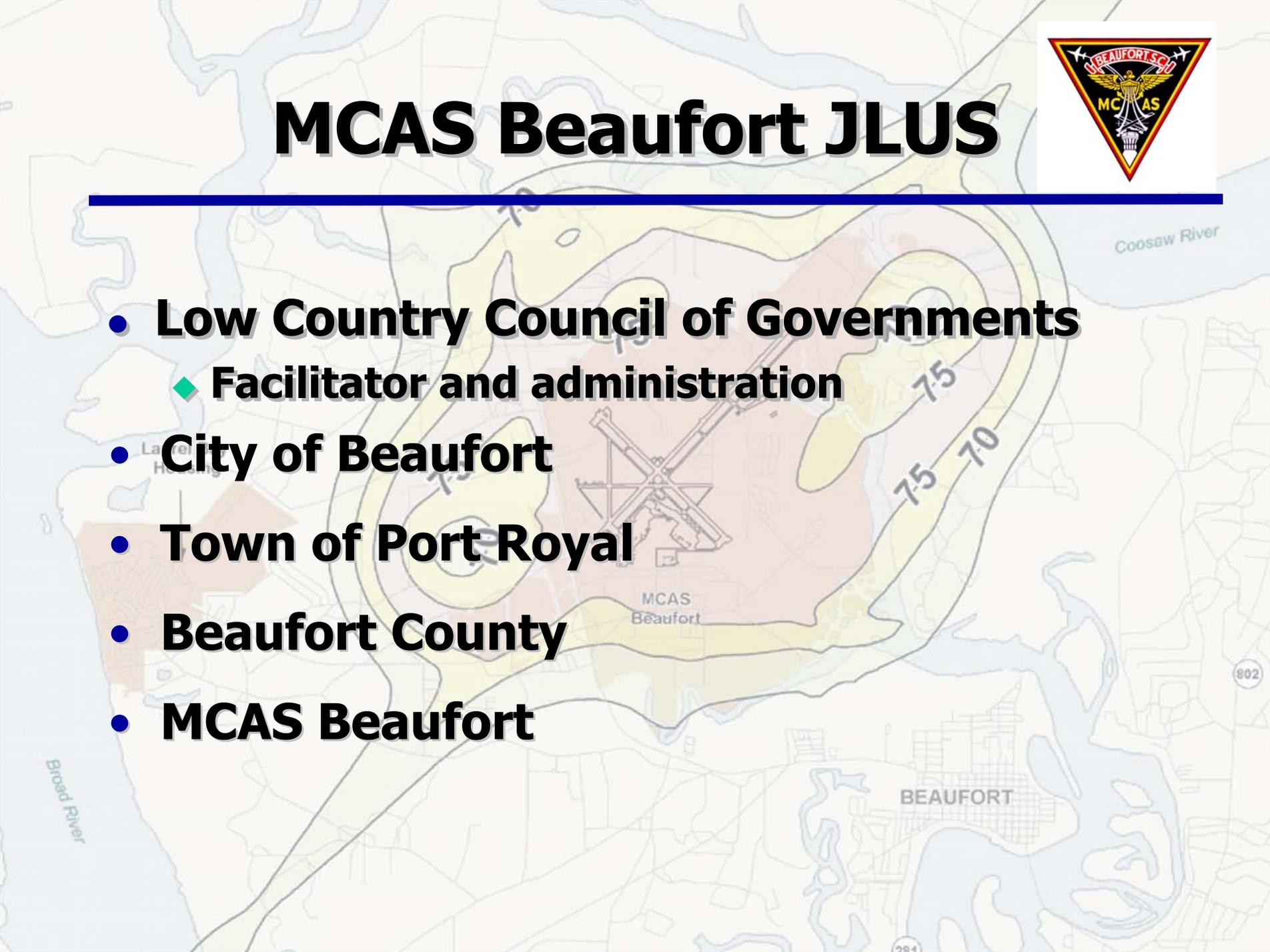


- **DOD (OEA) Funded Study**
- **A Tool to Market the 2003 AICUZ Plan**
- **Community Driven Effort**
- **Community Buy-In to AICUZ Principles/Plan**
- **Effective zoning/building codes**
- **Estimate study release in Aug/Sept 2004**

MCAS Beaufort JLUS



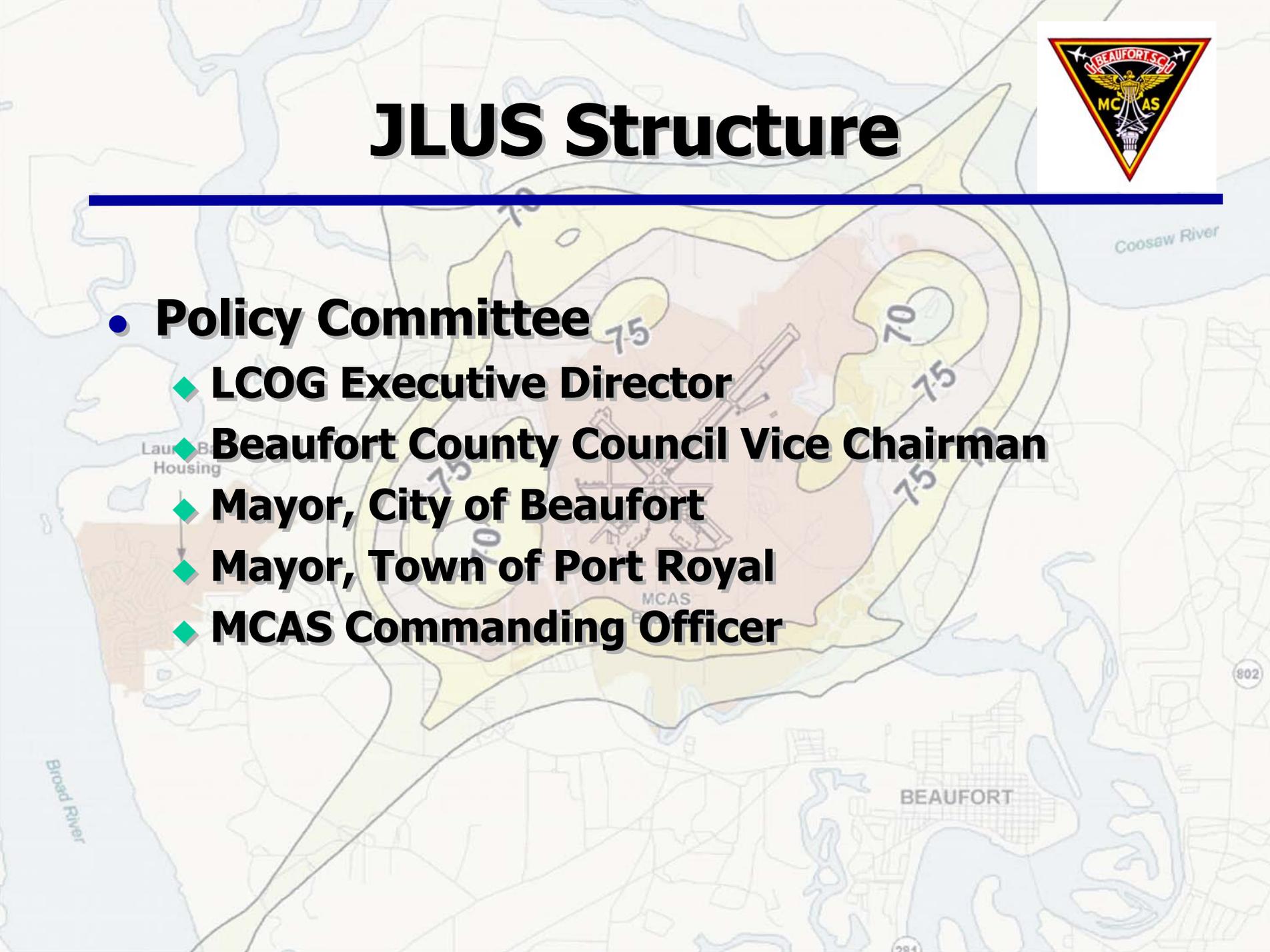
- **Low Country Council of Governments**
 - ◆ **Facilitator and administration**
- **City of Beaufort**
- **Town of Port Royal**
- **Beaufort County**
- **MCAS Beaufort**





JLUS Structure

- **Policy Committee**
 - ◆ **LCOG Executive Director**
 - ◆ **Beaufort County Council Vice Chairman**
 - ◆ **Mayor, City of Beaufort**
 - ◆ **Mayor, Town of Port Royal**
 - ◆ **MCAS Commanding Officer**



JLUS Structure (con't)



- **Technical Committee**

- ◆ **LCOG, Director of Planning**
- ◆ **City of Beaufort, Director of Planning**
- ◆ **Town of Port Royal, Director of Planning**
- ◆ **MCAS Beaufort, Master Planner**
- ◆ **BJWSA, Director**
- ◆ **SCE&G, Director of Economic Development**
- ◆ **Beaufort Chamber of Commerce, President**
- ◆ **Beaufort Jasper Home Builders Assoc, President**
- ◆ **Realtor's Assoc**
- ◆ **Financial Institutions**
- ◆ **Attorney's Assoc**

Expectations of the Joint Land Use Study



- **That the local communities (Beaufort County, the city of Beaufort, and the town of Port Royal) will adopt all recommendations of the JLUS**

Ensure the continuation and integrity of the MCAS Beaufort military mission by preventing encroachment through sound and effective land use planning, community outreach and cooperation between the civilian and military communities

LAND PARTNERING INITIATIVES



- **Congress Authorized “Buffering” in 2003**
- **MCAS Beaufort**
Partnering with Beaufort County
FY04- 2 parcels; 154 acres; \$1 mil O&M
FY05- parcels and willing sellers being ID’d
Low Country Conservation Forum
- **Townsend Target**
4,150 More Acres for Training
Altamaha River Conservation Forum



MILCON LAND ACQ

- **FY-07 AICUZ Land Acquisition, Phase I**
P424: \$12.09 mil, 600 Acres, APZ 2, NZ 3
- **FY-08 AICUZ Land Acquisition, Phase II**
P433 \$11.77 mil, 590 Acres, APZ 2, NZ 3
- **Conservation Partnering could reduce MILCON requirements...**



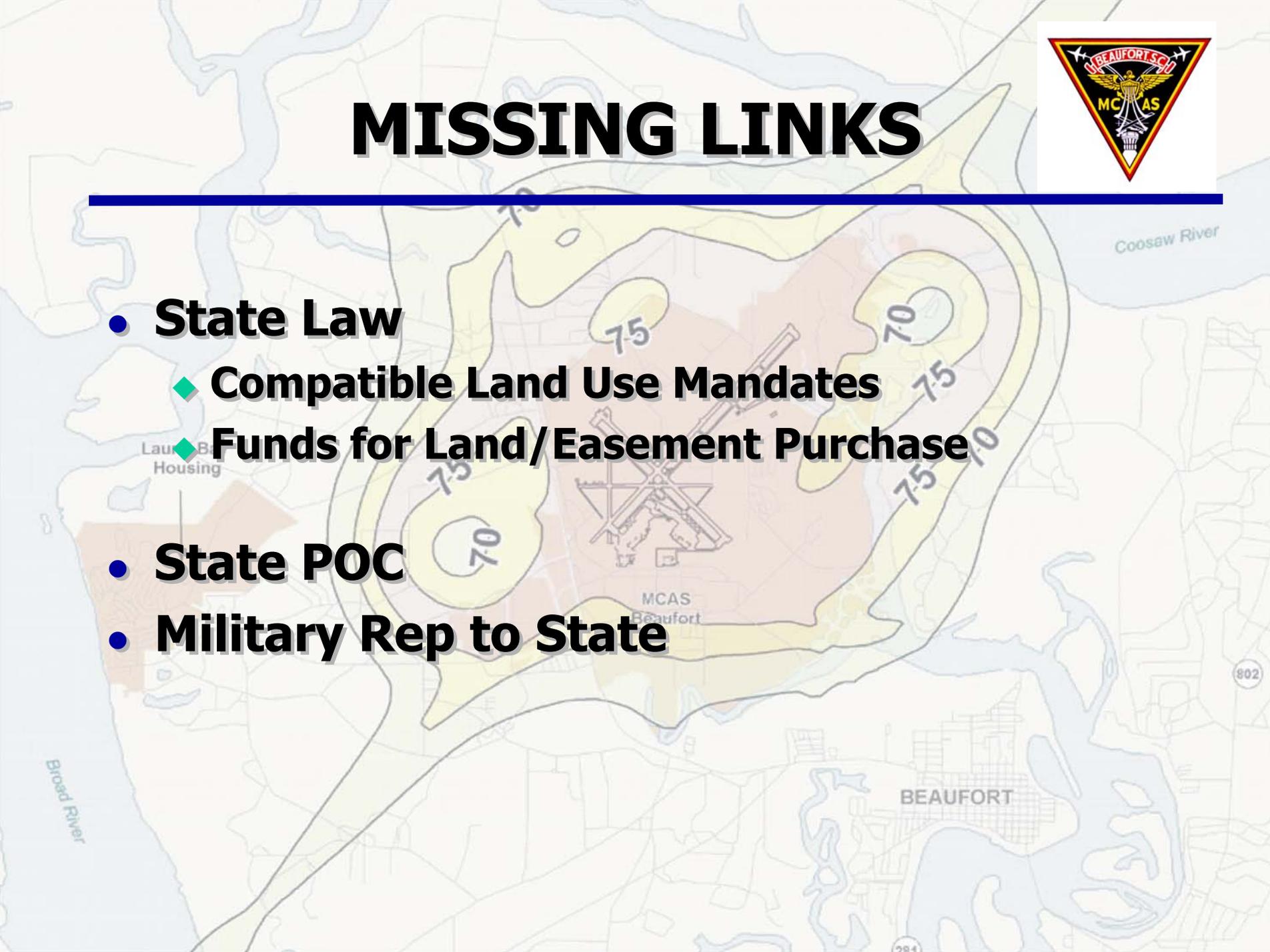
AREAS OF INTEREST





MISSING LINKS

- **State Law**
 - ◆ **Compatible Land Use Mandates**
 - ◆ **Funds for Land/Easement Purchase**
- **State POC**
- **Military Rep to State**





SUMMARY

- **Growth is a "Fact of Life"**
- **To maintain their military mission, bases need to have a plan that ensures "compatible" growth**
- **The "tools" are available, but...**
- **Teamwork and communication are the key**



QUESTIONS ?

MCAS Beaufort Community Plans and Liaison Office